



FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR DECEMBER 1, 2010

CITY of
BALTIMORE
MEMO



TO Chief John Carr, Fire Department
Mr. Stanford Leach, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Ms. Valorie LaCour, DOT Planning
Mr. John Thumbi, DOT Traffic
Mr. Bill Beatty, Department of General Services
Dr. Nollie P. Wood Jr., Mayor's Office
Ms. Miriam Agrama, DHCD Plans Examining
Mr. Geoff Veale, Zoning Administrator
Mr. David Tanner, BMZA

DATE:

December 7, 2010

In attendance were:

- Eric Tiso, Gary Letteron, Anthony Cataldo, and Bob Quilter for the Department of Planning;
- Mariam Agrama for HCD Plans Examining;
- Kirkland Gabriel and Scott Adams for the Department of Transportation; and
- James Carroll for the Department of Public Works.

Agenda

1. **1500 Barclay Street – Baltimore Design School
(Extension of the Greenmount West PUD)**

1500 Barclay Street – Baltimore Design School

Zoning: M-1-2

Plans Date: 22 Nov 2010

Block/Lot: 1119/002

Urban Renewal: Greenmount West URP

Environmental: None

Historic: North Central National Register of Historic Places District

Total Site Area: ± 54,478 sqft (±1.25 Acres)

Gross Square Footage: ±120,000 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Evan Morville, Seawall Development;
- Fred Thompson, Gower Thompson;
- Al Barry, AB Associates; and
- Nate Pretl, AB Associates.

Project Summary:

This is an existing building, *ca.* 1915 known as the Lebow building, it has historical significance in that it was the first known flat-slab concrete floored building in Baltimore that had air conditioning. The building was used as a clothing factory, but has been unused for the past 25 years. The proposal is to renovate the building, include it into the Greenmount West Planned Unit Development (PUD) and use the building for the Baltimore Design School.

Comments & Issues:

- Project:
 - This school will feature programs for middle- and high-schoolers (grades 6-12) in fashion, architecture and design fields. The program will be run in cooperation with Baltimore City School Systems as a lessee, who will in turn sub-lease to a charter school operator.
 - Opening is anticipated in 2013 with a goal of 550 students.
 - The PUD amendment bill is expected to be introduced on December 9th.
- Environmental/Landscaping:
 - We recommend against using Little Leaf Lindens, they are known to attract aphids, which can cause problems around parking lots with droppings. Consider Silver or American Lindens, or another species of large shade tree.
 - Tree pits should be a minimum of 5' by 10'. Connect the outer two panels on each side.
 - Consider low fencing to protect the landscaping area. This may encourage pedestrians to stay on sidewalks vs. cutting through the planting beds and trampling the landscaping.
 - Applicants are working with BGE to determine exterior lighting. Please ensure that any light is focused on the property, that it doesn't shine on drivers on adjacent streets, and that the minimum level of lighting is used to prevent glare on other properties.
- Parking/Traffic:

- The team is asking MTA to relocate the bus stop on the southbound (SB) Guilford Avenue from the 1600-block to the 1500-block, which is closer to this project and farther from the existing Montessori School. They believe that this will relieve some of the traffic conflicts in front of the Montessori School, where a significant number of their students appear to arrive by private vehicle.
- They are also asking for re-striping of the crosswalks by the proposed SB bus stop and the existing northbound (NB) bus stop in the 1500-block of Guilford Avenue along with four-way stop signs.
- Trash will be picked up from the southwest corner of the building on Oliver Street. This corner of the building has a service area inside that is served by an elevator to the second floor. Explore options for trash pick-up and receiving deliveries.
- Historic:
 - The project has applied for tax credits. Exterior stairs will be added for emergency egress into the courtyard area, and will be reviewed as part of the tax credit program. Planning will most likely defer review of building elevations under the PUD to the Maryland Historical Trust.
- Accessibility:
 - Show ADA ramps in the sidewalks. Ensure that they are oriented across the intersection, not pointed into the center of the intersection. Ensure detectable pavement treatments are installed.
 - The main entrance will be accessible from a ramp from the parking lot.

Next Steps:

- Plans are approved with one note regarding joining planting panels, stamped plans were returned to the team.

NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**